

**PLANNING AND ZONING BOARD
MAY 14, 2008**

1. ROLL CALL

The meeting was called to order at 7:04 p.m. Board members present were Chair Mike Bender (departed at 7:11 p.m.), Vice-Chair John Stevens, Philip Busey, Dan Pignato (arrived 7:06 p.m.) and Mimi Turin. Also present were Attorney Thomas Moss, Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, and Board Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: March 26, 2008
 April 9, 2008

Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve the minutes of March 26, 2008. In a voice vote, with Mr. Pignato being absent, all voted in favor. **(Motion carried 4-0)**

Vice-Chair Stevens made a motion, seconded by Ms. Turin, to approve the minutes of April 9, 2008. In a voice vote, with Mr. Pignato being absent, all voted in favor. **(Motion carried 4-0)**

Chair Bender asked if there were any objections to taking item seven out of order. There were no objections.

7. COMMENTS AND/OR SUGGESTIONS

Chair Bender advised that since this was his last meeting, he wished to say a few words. He praised the Board members for their diligence, sincerity, and most of all for putting the Town's best interest first. Although their opinions may have differed on occasion, Board members respected each other and worked together at resolving problems without acrimony. Chair Bender expressed a concern that his district was not represented by a resident of the area, but trusted that the Board members would be cognizant of the issues and considerate of the character of his district. Board members expressed that they were equally appreciative of his service and contributions to the Board and ultimately the Town and its residents. Chair Bender passed the gavel to Vice-Chair Stevens before excusing himself and leaving the meeting.

3. PLAT

3.1 P 11-1-07, 2401 University Commercial, 2401 University Drive (B-2) **(Petitioner requested a tabling to June 11, 2008)**

Ms. Turin made a motion, seconded by Mr. Pignato, to table to June 11, 2008. In a voice vote, with Chair Bender being absent, all voted in favor. **(Motion carried 4-0)**

4. PUBLIC HEARING

Vacation

4.1 VA 9-1-07, Davie Professional Plaza, LLC., 5355 SW 76 Avenue **(tabled from April 9, 2008)**

A letter dated May 14th from the petitioner, Mikki Ulrich, had been distributed and in it she had requested that the application be withdrawn. Based on previous conversations with the applicant at the April 9th meeting, the Board had no problem with the request. No action was taken by the Board.

Variance

4.2 V 3-1-08, Focke, 4250 SW 92 Avenue (A-1)

Richard Focke, the petitioner, was present. Mr. Abramson summarized the planning report.

Mr. Busey was concerned about the visibility of the addition. Using a map of the site plan, Mr. Focke was able to point out that the house was next to an empty field where the addition would be viewed. It was established that the footprint of the home would not change and that the requested setback was that which had been established when the house was built.

Vice-Chair Stevens asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

The specifications of the plans were discussed further and Mr. Focke answered all questions posed by Board members.

Mr. Pignato made a motion, seconded by Mr. Busey, to approve. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – yes. **(Motion carried 4-0)**

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Special Permit

4.3 SE 10-2-07, Land Design South/Home Dynamics Sterling Ranch, LLC., 4621 SW 58 Avenue (R-1)
Steve Graham, representing the petitioner, was present. Mr. Abramson summarized the planning report.

Mr. Graham provided a short presentation to better explain the intent of the request. Although he agreed with the staff report, he requested that the temporary use permit be granted for 36 months rather than 18 months and then requesting an extension for another 18 months. Mr. Graham explained why he would need 36 months.

Vice-Chair Stevens asked if anyone wished to speak for or against this item. As no one spoke, the public hearing was closed.

A discussion ensued regarding the extra 18 months for the permit. Mr. Busey expressed that if it was a way to help the developer in this current economic climate, he believed the request was reasonable as long as it did not negatively impact neighbors.

Mr. Abramson explained that as a sales trailer, it would be properly maintained and if not, the Town had other means to deal with any problems. He showed that due to the location of the trailer site on the southwest corner, it would not have any negative impact on neighbors.

Mr. Busey made a motion, seconded by Mr. Pignato, to approve for the 36 months subject to the conditions that staff had recommended regarding the bond and the removal of the asphalt. In a roll call vote, the vote was as follows: Chair Bender – absent; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – no.
(Motion carried 3-1)

Ms. Turin clarified that she believed the 18 months established an incentive for a developer to move their project along and she did not see enough of a reason to go along with the 36 months.

5. OLD BUSINESS

There was no old business discussed.

6. NEW BUSINESS

There was no new business discussed.

7. COMMENTS AND/OR SUGGESTIONS

Mr. Pignato stated that he had enjoyed his term on the Board and gained a tremendous insight to the Town and its future. Board members expressed their pleasure for the experience of working with him.

8. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:36 p.m.

Date Approved: _____

Chair/Board Member